



Senate

General Assembly

File No. 329

February Session, 2002

Substitute Senate Bill No. 576

Senate, April 4, 2002

The Committee on Government Administration and Elections reported through SEN. FONFARA of the 1st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
- 2 of the general statutes, the Commissioner of Transportation shall
- 3 convey to the city of Stamford a parcel of land located in the city of
- 4 Stamford, at a cost equal to the administrative costs of making such
- 5 conveyance. Said parcel of land has an area of approximately 14.6
- 6 acres, and is identified as the parcel shown as "Release Area" on a map
- 7 entitled "Town of Stamford, Map Showing Land Released to, by The
- 8 State of Connecticut, Department of Transportation, Ct. Route 15 at
- 9 Riverbank Road, Scale 1"=100', May, 2000, James F. Byrnes Jr., P.E.,
- 10 Chief Engineer - Bureau of Engineering and Highway Operations".
- 11 The conveyance shall be subject to the approval of the State Properties
- 12 Review Board.

13 (b) The Commissioner of Transportation shall convey said parcel of
14 land to the city of Stamford subject to the condition that the city of
15 Stamford grant a permanent conservation easement to the
16 Commissioner of Environmental Protection to preserve the entire
17 parcel in perpetuity in its natural, scenic and open condition for the
18 protection of natural resources while allowing for recreation consistent
19 with such protection.

20 (c) The State Properties Review Board shall complete its review of
21 the conveyance of said parcel of land not later than thirty days after it
22 receives a proposed agreement from the Department of
23 Transportation. The land shall remain under the care and control of
24 said department until a conveyance is made in accordance with the
25 provisions of this section. The State Treasurer shall execute and deliver
26 any deed or instrument necessary for a conveyance under this section,
27 which deed or instrument shall include provisions to carry out the
28 purposes of subsection (b) of this section. The Commissioner of
29 Transportation shall have the sole responsibility for all other incidents
30 of such conveyance.

31 Sec. 2. Section 7 of special act 99-17 is amended to read as follows
32 (*Effective from passage*):

33 (a) (1) Notwithstanding any provision of the general statutes, the
34 Commissioner of Economic and Community Development shall
35 convey to the town of Hebron three parcels of land located in the town
36 of Hebron and known as the Johnson Farm Parcel, [at a cost equal to
37 forty per cent of the fair market value of said parcels,] upon (A)
38 acquisition by said commissioner of said parcels from Vision Housing,
39 Inc., and (B) approval [in Regional School District Number 8 of a
40 referendum question on the construction of a new high school in the
41 town of Hebron for said school district] by the town of Hebron in
42 accordance with the provisions of any charter, home rule ordinance or
43 special act for said town. The Commissioner of Economic and
44 Community Development shall not be required to complete the
45 acquisition of said parcels from Vision Housing, Inc. until the town of

46 Hebron approves the conveyance of said parcels from the
47 commissioner.

48 (2) The conveyance of said parcels of land by the Commissioner of
49 Economic and Community Development to the town of Hebron shall
50 be made at a cost equal to forty per cent of the fair market value of said
51 parcels minus the amount of any delinquent property taxes levied by
52 the town of Hebron against said parcels on or before the effective date
53 of this section. In order to determine the fair market value of the
54 parcels, both the state of Connecticut and the town of Hebron shall, at
55 their own expense, obtain independent appraisals for the parcels. The
56 state and the town of Hebron shall use such appraisals to negotiate the
57 final fair market value of the parcels. If the state and the town of
58 Hebron fail to reach an agreement on the fair market value, a third
59 independent appraisal shall be completed by an appraiser jointly
60 selected by the state and the town of Hebron, the cost of which shall be
61 paid equally by both the state and the town of Hebron. Such third
62 appraisal shall serve to determine the fair market value of the
63 property.

64 ~~[(2)]~~ (3) Said parcels of land have a total acreage of approximately
65 65.301 acres and are further described as follows:

66 First Parcel: A certain piece or parcel of land with all improvements
67 and appurtenances thereto situated in the town of Hebron, County of
68 Tolland and State of Connecticut consisting of approximately 30.30
69 acres and shown as Parcel B on a certain map entitled "Property of
70 Reuben H. & Lydia Y. Bosley, Scale 1" = 100', Date 05-28-81", which
71 map was prepared by Megson & Heagle, Civil Engineers & Land
72 Surveyors, Glastonbury, Conn., and which map is on file in the Hebron
73 Town Clerk's Office in Volume 10, Page 22.

74 Second Parcel: A certain piece or parcel of land with all
75 improvements and appurtenances thereto situated in the town of
76 Hebron, County of Tolland and State of Connecticut consisting of
77 approximately 25.001 acres and shown as Parcel B on a certain map
78 entitled "Plan Prepared for H.H.C.D.C., Scale 1" = 100', Date 07-23-90",

79 which map was prepared by Fuss & O'Neill, Consulting Engineers,
80 Manchester, Connecticut, and which map is on file in the Hebron
81 Town Clerk's Office in Volume 16, Page 56.

82 Third Parcel: A certain piece or parcel of land with all
83 improvements and appurtenances thereto situated in the town of
84 Hebron, County of Tolland and State of Connecticut consisting of
85 approximately 10.00 acres and shown as Parcel C on a certain map
86 entitled "Sorghum Hill Farms - Property of Lina Lucarelli & Joseph L.
87 Alberti, Scale 1" = 100', Date 10-74", which was prepared by Griswold
88 & Fuss, Consulting Engineers and Surveyors, Manchester,
89 Connecticut, and which map is on file in the Hebron Town Clerk's
90 Office in Volume 5, Page 76.

91 (4) The conveyance shall be subject to (A) the dismissal and waiver
92 of all tax liens currently held against the property by the town of
93 Hebron, and (B) the approval of the State Properties Review Board.
94 The conveyance of said parcels to the town of Hebron shall also
95 include any liens, debts or encumbrances, if any, which may exist on
96 said parcels. The Commissioner of Economic and Community
97 Development shall provide an accounting of such liens, debts or
98 encumbrances, if any, to the town of Hebron prior to the conveyance of
99 said parcels. The town of Hebron shall hold the state of Connecticut
100 harmless with regard to any and all existing or potential
101 environmental issues with regard to said parcels.

102 (b) The town of Hebron shall [convey or lease said parcels of land to
103 Regional School District Number 8, which shall use said parcels of
104 land for the construction of a new high school for said school district. If
105 the town of Hebron does not convey or lease said parcels to said school
106 district, the parcels shall revert to the state of Connecticut. If the town
107 of Hebron conveys said parcels to said school district and the school
108 district does not use the parcels for said purposes, the parcels shall
109 revert to the town of Hebron and then to the state of Connecticut. If the
110 town of Hebron leases said parcels to said school district and the
111 school district does not use the parcels for said purposes, the lease

112 shall terminate, and the parcels shall revert to the state of Connecticut]
113 use said parcels for open space, recreational or public safety purposes.
114 If the town of Hebron (1) does not use said parcels for any of said
115 purposes, (2) does not retain ownership of all of said parcels, or (3)
116 leases all or any portion of said parcels, the parcels shall revert to the
117 state of Connecticut. In the case of any reversion of said parcels to the
118 state under this subsection, the state shall refund to the town of
119 Hebron the amount paid by the town for said parcels under subsection
120 (a) of this section.

121 (c) The State Properties Review Board shall complete its review of
122 the conveyance of said parcels of land not later than thirty days after it
123 receives a proposed agreement from the Department of Economic and
124 Community Development. The land shall remain under the care and
125 control of said department until a conveyance is made in accordance
126 with the provisions of this section. The State Treasurer shall execute
127 and deliver any deed or instrument necessary for a conveyance under
128 this section, which deed or instrument shall include provisions to carry
129 out the purposes of subsection (b) of this section. The Commissioner of
130 Economic and Community Development shall have the sole
131 responsibility for all other incidents of such conveyance.

132 Sec. 3. Subsection (a) of section 6 of special act 01-6 is amended to
133 read as follows (*Effective from passage*):

134 (a) Notwithstanding any provision of the general statutes, the
135 Commissioner of Environmental Protection shall convey to the town of
136 Old Lyme two parcels of land located in the town of Old Lyme, at a
137 cost equal to the administrative costs of making such conveyance. Said
138 parcels of land are described as follows: (1) Lot 52 on town of Old
139 Lyme Tax Assessor's Map 43, which parcel has an area of
140 approximately 1.23 acres, and (2) Lot [5] 51 on town of Old Lyme Tax
141 Assessor's Map 48, which parcel has an area of approximately 1.23
142 acres. The conveyance shall be subject to the approval of the State
143 Properties Review Board.

144 Sec. 4. (*Effective from passage*) The state of Connecticut, acting

145 through the State Treasurer, is authorized to execute and deliver to the
146 United States of America, without consideration, a quit claim deed
147 releasing any right or restriction retained in a quit claim deed dated
148 March 25, 1958, from the state of Connecticut to the United States of
149 America, and recorded in the land records of the City of New London,
150 County of New London and State of Connecticut in Volume 282, at
151 Page 329, which quit claim deed was executed pursuant to Special Act
152 No. 476 of the Special Acts of 1957.

153 Sec. 5. Section 3 of special act 01-6 is amended to read as follows
154 (*Effective from passage*):

155 Notwithstanding any provision of the general statutes, the
156 Commissioner of Environmental Protection shall convey to the Yantic
157 Volunteer Fire Department the parcels of land located at [42, 44] 40
158 and 42 Franklin Road in the towns of Norwich and Franklin and 46
159 Franklin Road in the town of Franklin, at a cost equal to the
160 administrative costs of making such conveyance. Said parcels of land
161 have a total area of approximately .58 acre. The conveyance shall be
162 subject to the approval of the State Properties Review Board.

163 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
164 the general statutes, the Commissioner of Transportation shall convey
165 to Leonard C. Reizfeld a parcel of land located in the town of Hamden,
166 at a cost equal to the fair market value of said land, as determined by
167 two separate appraisals. Said parcel of land has an area of
168 approximately 15,213 square feet and is identified as the parcel of land
169 designated by the Department of Transportation as File No. 185-33-
170 13A. The conveyance shall be subject to the approval of the State
171 Properties Review Board.

172 (b) The State Properties Review Board shall complete its review of
173 the conveyance of said parcel of land not later than thirty days after it
174 receives a proposed agreement from the Department of
175 Transportation. The land shall remain under the care and control of
176 said department until a conveyance is made in accordance with the
177 provisions of this section. The State Treasurer shall execute and deliver

178 any deed or instrument necessary for a conveyance under this section.
179 The Commissioner of Transportation shall have the sole responsibility
180 for all other incidents of such conveyance.

181 Sec. 7. Subsection (c) of section 5 of public act 95-127, as amended by
182 special act 98-1 and section 2 of public act 00-168, is amended to read
183 as follows (*Effective from passage*):

184 (c) The Stratford Festival Theater, Inc. shall agree to renovate the
185 current theater located thereon and to operate it as a theater, which
186 shall be known as the Connecticut-Stratford Shakespeare Festival
187 Theater, for live, theatrical performances, including at least one
188 performance of a play by William Shakespeare each year for at least
189 twenty years after the effective date of this section. The Stratford
190 Festival Theater, Inc. shall further agree that (1) it shall, within four
191 months of the date of conveyance of said parcels, present to the
192 commissioner a plan of development for the theater and the parcels for
193 the commissioner's approval, (2) the commissioner shall have two
194 months to approve or disapprove such plan, provided, if the
195 commissioner does not act, such plan shall be deemed to be approved,
196 and provided further, if the commissioner disapproves the plan, it may
197 be resubmitted, but such disapproval and resubmittal shall not extend
198 the other time limits set forth in this subsection, (3) the Stratford
199 Festival Theater, Inc. shall, within one year of the date of conveyance
200 of said parcels, present to the commissioner construction documents
201 consisting of design drawings and specifications for the development
202 of the theater and the parcels for the commissioner's approval,
203 provided such drawings and specifications shall also be under the
204 jurisdiction of the local building official, (4) the commissioner shall
205 have two months to approve or disapprove such documents, provided,
206 if the commissioner does not act, such documents shall be deemed to
207 be approved, and provided further, if the commissioner disapproves
208 such documents, they may be resubmitted, but such disapproval and
209 resubmittal shall not extend the other time limits set forth in this
210 subsection, (5) the Stratford Festival Theater, Inc. shall reopen the
211 theater, within three years of the date of conveyance of said parcels or

212 within two years of the conclusion of any lawsuit relating to said
213 parcels which prohibits or substantially inhibits development of said
214 parcels, whichever is later. Approval by the commissioner pursuant to
215 subdivision (2) or (4) of this subsection shall not be deemed to include
216 any federal, state or local approvals or permits necessary for the
217 construction or siting of facilities or for other regulated use of the
218 property. If at least one play by William Shakespeare is not performed
219 in any period of two consecutive years during the twenty years after
220 the effective date of this section, or if said parcels are not, at any time,
221 used for [the] any other purposes set forth in this subsection and
222 within the time periods set forth in this subsection, [they] said parcels
223 shall revert to the state of Connecticut.

224 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
225 the general statutes, the Commissioner of Environmental Protection
226 shall convey to the town of Chaplin a parcel of land located in the
227 town of Chaplin, at a cost equal to the administrative costs of making
228 such conveyance. Said parcel of land has an area of approximately 15.9
229 acres and is identified as Lot 59(1) on town of Chaplin Tax Assessor's
230 Map 75. The conveyance shall be subject to the approval of the State
231 Properties Review Board.

232 (b) The town of Chaplin shall use said parcel of land for open space
233 and recreational purposes. If the town of Chaplin:

- 234 (1) Does not use said parcel for said purposes;
235 (2) Does not retain ownership of all of said parcel; or
236 (3) Leases all or any portion of said parcel,

237 the parcel shall revert to the state of Connecticut.

238 (c) The State Properties Review Board shall complete its review of
239 the conveyance of said parcel of land not later than thirty days after it
240 receives a proposed agreement from the Department of Environmental
241 Protection. The land shall remain under the care and control of said
242 department until a conveyance is made in accordance with the
243 provisions of this section. The State Treasurer shall execute and deliver

244 any deed or instrument necessary for a conveyance under this section,
245 which deed or instrument shall include provisions to carry out the
246 purposes of subsection (b) of this section. The Commissioner of
247 Environmental Protection shall have the sole responsibility for all other
248 incidents of such conveyance.

249 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
250 the general statutes, the Commissioner of Transportation shall convey
251 to the town of East Hartford a parcel of land located on Lombardo and
252 DePietro Drives in the town of East Hartford, at a cost equal to the
253 administrative costs of making such conveyance. Said parcel of land
254 has an area of approximately 8.5 acres and is identified as the same
255 premises described in a deed recorded on the East Hartford Land
256 Records at Volume 405, Page 197. The conveyance shall be subject to
257 the approval of the State Properties Review Board.

258 (b) The town of East Hartford shall use said parcel of land for open
259 space purposes. If the town of East Hartford:

- 260 (1) Does not use said parcel for said purposes;
261 (2) Does not retain ownership of all of said parcel; or
262 (3) Leases all or any portion of said parcel,

263 the parcel shall revert to the state of Connecticut.

264 (c) The State Properties Review Board shall complete its review of
265 the conveyance of said parcel of land not later than thirty days after it
266 receives a proposed agreement from the Department of
267 Transportation. The land shall remain under the care and control of
268 said department until a conveyance is made in accordance with the
269 provisions of this section. The State Treasurer shall execute and deliver
270 any deed or instrument necessary for a conveyance under this section,
271 which deed or instrument shall include provisions to carry out the
272 purposes of subsection (b) of this section. The Commissioner of
273 Transportation shall have the sole responsibility for all other incidents
274 of such conveyance.

275 Sec. 10. Section 15 of special act 01-6, as amended by section 6 of
276 public act 01-194, is amended to read as follows (*Effective from passage*):

277 The name of Morrissey Brook in the [town] towns of Sherman and
278 New Milford shall be changed to Naromiyocknowhusunkatankshunk
279 Brook.

280 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
281 the general statutes, the Commissioner of Transportation shall convey
282 to the town of Wethersfield a parcel of land located at the intersection
283 of Interstate Route 91 and Middletown Avenue in the town of
284 Wethersfield, at a cost equal to the administrative costs of making such
285 conveyance. Said parcel of land has an area of approximately 1.05 acres
286 and is further identified as the parcel of land designated by the
287 Department of Transportation as File No. 118-68-10E. The conveyance
288 shall be subject to the approval of the State Properties Review Board.

289 (b) The town of Wethersfield shall use said parcel of land for open
290 space purposes. If the town of Wethersfield:

- 291 (1) Does not use said parcel for said purposes;
292 (2) Does not retain ownership of all of said parcel; or
293 (3) Leases all or any portion of said parcel,

294 the parcel shall revert to the state of Connecticut.

295 (c) The State Properties Review Board shall complete its review of
296 the conveyance of said parcel of land not later than thirty days after it
297 receives a proposed agreement from the Department of
298 Transportation. The land shall remain under the care and control of
299 said department until a conveyance is made in accordance with the
300 provisions of this section. The State Treasurer shall execute and deliver
301 any deed or instrument necessary for a conveyance under this section,
302 which deed or instrument shall include provisions to carry out the
303 purposes of subsection (b) of this section. The Commissioner of
304 Transportation shall have the sole responsibility for all other incidents
305 of such conveyance.

306 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
307 the general statutes, the Commissioner of Public Works shall convey to
308 880 Post Road East, LLC, terminate and release the nonexclusive
309 easement over the parcel of land located at 880 Post Road East in the
310 town of Westport, at a cost equal to the administrative costs of making
311 such conveyance. Said easement is labeled as "Easement in Favor of
312 the State of Connecticut" on a map entitled "Former State Police
313 Barracks, Post Road East, Westport, CT" prepared by A & N
314 Consulting Engineers, Inc. Said map is on file in the Westport town
315 clerk's office as Map number 9384. Said easement was reserved to the
316 State of Connecticut in the deed from the State of Connecticut to 880
317 Post Road East, LLC, dated December 23, 1999, and recorded in
318 Volume 1747, Page 159 of the Westport land records. As a condition of
319 such conveyance, 880 Post Road East, LLC simultaneously shall grant
320 to the State of Connecticut a nonexclusive easement over the parcel of
321 land located at 880 Post Road East in the town of Westport to certain
322 adjoining land of the State of Connecticut for pedestrian and vehicular
323 ingress and egress and utilities to and from the radio tower, and any
324 replacement thereof, and adjacent building, and any replacement
325 thereof, on such land of the State of Connecticut from the Sherwood
326 Island Connector (CT Route 476). Said easement is labeled as "PROP.
327 INGRESS/EGRESS EASEMENT IN FAVOR OF THE STATE OF
328 CONNECTICUT AREA = 8842±S.F." on a map entitled "Easement Map
329 State of Connecticut for Property located at 880 Post Road East,
330 Westport, Connecticut" prepared by CCA LLC and dated November
331 21, 2001. The conveyance shall be subject to the approval of the State
332 Properties Review Board.

333 (b) The State Properties Review Board shall complete its review of
334 the conveyance of said easement not later than thirty days after it
335 receives a proposed agreement from the Department of Public Works.
336 The easement shall remain under the care and control of said
337 department until a conveyance is made in accordance with the
338 provisions of this section. The State Treasurer shall execute and deliver
339 any deed or instrument necessary for a conveyance under this section.
340 The Commissioner of Public Works shall have the sole responsibility

341 for all other incidents of such conveyance.

342 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
343 the general statutes, the Commissioner of Public Works shall convey to
344 the city of Norwich or its assignee a parcel of land located on State
345 Route 32 in the city of Norwich. Said parcel of land has an area of
346 approximately 5.21 acres and is identified as Lot 19 in Block 12 on the
347 city of Norwich Tax Assessor's Map 77. Said conveyance shall be made
348 subject to a permanent easement and right of way in favor of the
349 Department of Public Works to use, maintain and access an existing
350 sewer line across said parcel of land. Said easement shall require the
351 city of Norwich or its assignee to replace and repair the existing sewer
352 line to specifications approved by the Commissioner of Public Works,
353 at a cost not to exceed sixty thousand dollars, prior to or
354 simultaneously with the use and development of the land for the
355 purposes authorized in subsection (c) of this section. The conveyance
356 shall be subject to the approval of the State Properties Review Board.

357 (b) Said conveyance shall be made for a total cost equal to the sum
358 of (1) the fair market value of said parcel of land, as determined by the
359 average of two independent appraisals which the Commissioner of
360 Public Works shall obtain, and (2) the administrative costs of making
361 such conveyance. Such total cost shall be subject to the approval of the
362 Commissioner of Public Works and the city of Norwich. The
363 Commissioner of Public Works shall promptly transmit to the State
364 Treasurer all moneys received from such conveyance for the fair
365 market value of said parcel, as provided in subdivision (1) of this
366 subsection, and may retain all moneys received from such conveyance
367 for the administrative costs of making such conveyance, as provided in
368 subdivision (2) of this subsection.

369 (c) The city of Norwich may use, sell, lease or exchange said parcel
370 of land for economic development, municipal or recreational purposes.
371 If the city of Norwich does not use, sell, lease or exchange said parcel
372 for one of said purposes within three years, the city of Norwich shall
373 sell the parcel back to the State of Connecticut for the same amount as

374 the total cost paid by the city of Norwich under subsection (b) of this
375 section.

376 (d) The State Properties Review Board shall complete its review of
377 the conveyance of said parcel of land not later than thirty days after it
378 receives a proposed agreement from the Department of Public Works.
379 The land shall remain under the care and control of said department
380 until a conveyance is made in accordance with the provisions of this
381 section. The State Treasurer shall execute and deliver any deed or
382 instrument necessary for a conveyance under this section, which deed
383 or instrument shall include provisions to carry out the purposes of
384 subsection (c) of this section. The Commissioner of Public Works shall
385 have the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>
Sec. 6	<i>from passage</i>
Sec. 7	<i>from passage</i>
Sec. 8	<i>from passage</i>
Sec. 9	<i>from passage</i>
Sec. 10	<i>from passage</i>
Sec. 11	<i>from passage</i>
Sec. 12	<i>from passage</i>
Sec. 13	<i>from passage</i>

GAE *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Fund-Type	Agency Affected	FY 03 \$	FY 04 \$
GF and TF - Loss of Asset Value	Trans., Dept, Pub. Works, Dept.; Environmental Protection, Dept.	More than 1,000,000	Significant ¹
GF - Cost	Prop. Review Bd.; Treasurer; Pub. Works, Dept.; Environmental Protection, Dept.	Minimal	Minimal
TF - Revenue Gain	Trans., Dept	120,000	
GF - Savings	Policy & Mgmt., Off.	Minimal	Minimal
GF - Revenue Gain	Treasurer	Minimal	Minimal

Note: GF=General Fund

Municipal Impact:

Effect	Municipalities	FY 03 \$	FY 04 \$
Gain of Asset Value	Stamford, Chaplin, East Hartford, Wethersfield, Norwich	More than 1,000,000	Significant
Revenue Loss	Various Municipalities	Minimal	Minimal
Cost	Various Municipalities	Minimal	Minimal

Explanation

This bill results in a loss of asset value of more than \$1 million, and in both minimal costs and savings to the state. It also results in a \$120,000 revenue gain to the Transportation Fund in FY 03. The bill results in a gain of asset value of more than \$1 million, minimal revenue loss and minimal costs, and in potential revenue gain to various municipalities.

New Conveyances of State Property

¹ OFA defines significant as in excess of \$100,000.

The bill makes 6 conveyances of state-owned land 4 of them to municipalities at the cost of the administrative costs of making the conveyance (about \$1,000). These are to Stamford, Chaplin, East Hartford and Wethersfield. The cost of each conveyance is estimated to be less than \$1,000. The properties must be used for open space or recreational purposes or they will revert to the state. One conveyance is to a private person in Hamden at fair market value, and another is to Norwich for an easement and the replacement of a sewer line.

NEW CONVEYANCES OF STATE PROPERTY

SECTION	FROM	TO	ACRES	VALUE	USE RESTRICTION
1	DOT	Stamford	14.6	\$1.2 M	Open space, recreation
6	DOT	Leo Reizfeld	0.349	\$120,000	Private sale
8	DEP	Chaplin	15.9	NA	Open space, recreation
9	DOT	E. Hartford	8.5	\$60,000	Open space
11	DOT	Wethersfield	1.05	\$75,000	Open space
13	DPW	Norwich	5.21	NA	Economic development, municipal, recreation

These conveyances result in a loss of asset value to the state of more than \$1 million and a corresponding gain of asset value for various municipalities. It also represents a potential revenue loss to the state to the extent that the state could have sold properties at fair market value.

The conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished within existing resources.

The transfer of these state properties would result also in a reduction in the state's Payments-in-Lieu-of-Taxes (PILOT) to municipalities. The reduction is anticipated to be minimal. This also results in a corresponding minimal revenue loss to municipalities. The

revenue loss would be offset for those properties that are used for economic development purposes and for those that become fully taxable.

Changes in Prior Conveyances

The bill also makes adjustments in the conditions of 7 prior land conveyances which have a minimal fiscal impact. To the extent that they add additional use restrictions that are not met by the municipalities that are the recipients of these properties, the state would be more likely to regain title to the properties.

OLR Bill Analysis

sSB 576

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND**SUMMARY:**

This bill:

1. conveys parcels of state property to the towns of Chaplin, East Hartford, Norwich, Stamford, and Wethersfield, and to a private party in Hamden;
2. amends the terms of a 1999 Department of Economic and Community Development (DECD) conveyance to Hebron;
3. authorizes a quit claim deed releasing any right or restriction in an earlier quit claim deed recorded in New London from the state to the federal government;
4. requires the Connecticut-Stratford Shakespeare Festival Theater to include at least one performance of a Shakespearean play every year for 20 years and includes a reversion provision if the theater fails to do so for two years in a row;
5. exchanges an easement that the Department of Public Works (DPW) has on property located in Westport;
6. corrects the property descriptions for conveyances made last year in Old Lyme and Franklin; and
7. changes to Naromiyocknowhusunkatankshunk Brook the name of the portion of Morrissey Brook located in New Milford. (PA 01-194 made the same change for the section of the brook located in Sherman.)

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES

The bill requires the following conveyances from the agencies to the recipients named for the purposes specified:

1. from the Department of Environmental Protection (DEP) to Chaplin for open space and recreational purposes (15.9 acres);

2. from the Department of Transportation (DOT) to East Hartford for open space (8.5 acres);
3. from DOT to Stamford, subject to the condition that Stamford grant DEP a permanent conservation easement to preserve in perpetuity its natural, scenic, and open condition while allowing for recreation consistent with that protection (14.6 acres);
4. from DOT to Wethersfield for open space (1.05 acres).

Each of the new conveyances is subject to the State Properties Review Board's (SPRB) approval and at a cost equal to the administrative cost of the conveyance. The property reverts to the state if the recipient uses the parcel for any purpose other than that specified in the bill.

The bill requires DPW to convey 5.21 acres in Norwich to the city, subject to a permanent easement and right of way for the department to use, maintain, and access an existing sewer line. The city must spend up to \$60,000 to replace or repair the sewer line according to the DPW commissioner's specifications. Norwich must pay the property's fair market value plus the administrative cost of the conveyance. After that, the bill authorizes the city to use, sell, lease, or exchange the property for economic development, municipal, or recreational purposes. If it does not do so in three years, Norwich must sell the property back to the state for the amount it paid.

The bill requires the DOT commissioner to convey to Leonard C. Reizfeld 15,213 square feet in Hamden for the fair market value of the land, subject to SPRB approval.

It requires DPW and 880 Post Road East, LLC to exchange a nonexclusive easement located in Westport. The easement was reserved to the state in 1999 for pedestrian and vehicular ingress and egress and for utilities to and from a radio tower and adjacent building.

HEBRON CONVEYANCE REVISION

The bill removes the requirement for a referendum in the Regional School District No. 8 (Andover, Hebron, and Marlborough) on the use of the land known as the Johnson Farm Parcel that DECD acquires from Vision Housing, Inc., substituting approval by the town of Hebron. The DECD commissioner need not complete the acquisition until the town approves the conveyance. The bill requires the town to

use the land for open space, recreational, or public safety purposes instead of for construction of a new high school for the regional school district. The same reversion provisions apply if the town fails to use the property as specified in the bill.

It also revises the cost of the property the town must pay, which under current law is 40% of the fair market value, by reducing it by the amount of delinquent property taxes owed to the town. The bill requires the state and town to jointly choose an independent appraiser if they fail to agree on the fair market value of the property.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 19 Nay 0